

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
March 5, 2008

The Board of Adjustment held its regularly scheduled meeting in the Council Chambers at 6120 Broadway on Wednesday, March 5, 2008 at 5:30 p.m.

Members present and composing a quorum of the Board:

Barbara Wenger-Chairman
Grant McFarland
Susan Wilson
Gregg Chislett
Bill Orr

Members Absent:

Hall Hammond, Alternate
Andrew Herdeg, Alternate

Staff Members Present:

Shawn Eddy, Director of Public Works
Jack Guerra, Community Development Manager
Gracie Flores, Community Development Representative

The meeting was called to order by Ms. Wenger at 5:31 p.m.

Ms. Wilson made a motion to approve the minutes from February 6, 2008 as submitted. Mr. McFarland seconded the motion.

The motion was approved with the following vote:

FOR: Wenger, McFarland, Wilson, Chislett, Orr
AGAINST: None

CASE NO. 1976

119 Encino, request for the following variance(s): 1) a 5 ft side yard setback instead of the 10 ft. required and a total side yard set back of 12 ft. instead of 15 ft. 2) an attached front garage instead of the required detached rear garage, 3) a side articulation of 2 ft. instead of 3 ft., and 4) a side gable of 12 ft. instead of 6 ft. allowed above the height looming limit on property zoned SF-A.

Mr. Guerra explained the case to the Board. Ms. Joan Drought, owner, and Mr. Malcolm Chesney, architect, explained the reason for the variance requests and the site which has a spring and steep slope to the west of the lot. Ms. Wenger asked if there would be a room over the garage. Mr. Chesney explained that the dormers would be for decoration only and there will be no room over the garage. Mr. Guerra informed the Board that the project will require demolition review by the City Council. There was discussion about the garage and why it had to be in the front.

Mr. Shana Wagoner, 123 Encino, stated that he and his wife were pleased with the garage being located in the front of the property and support the project. Ms. Linda Kiolbassa, 131 Encino, stated that the project will be a great asset to the neighborhood. Ms. Ashley

Weaver, 110 Encino, stated that she is in favor of the project. Mr. Jim McNeal, 131 Patterson, stated that he felt the project will fit in nicely with the surrounding houses.

A motion was made by Mr. Orr to grant the variances as requested. The motion was seconded by Mr. McFarland.

The motion was approved with the following vote:

FOR: Wenger, McFarland, Wilson, Chislett, Orr

AGAINST: None

CASE NO. 1977

308 Kennedy, request for the following variance(s): 1) a 5.26 ft side yard setback instead of the 6 ft. required. 2) a continuous wall plane of 55 ft. instead of 40 ft. limit, and 3) a wall plate height of 19 ft. instead of the 6 ft. required by the height looming standard on a corner lot zoned SF-A.

Mr. Guerra explained the case to the Board. Mr. Phil Bakke, owner, explained to the Board in detail the variances that are requested for the rear addition on a corner lot. Mr. Guerra explained that the foundation inspection was not called-in by the owner or architect and the concrete was poured therefore creating work conducted prior to receiving a variance. Mr. Bakke explained that there was a miscommunication between themselves and the City. There was extensive discussion about the field inspection process which relies on the applicant to call-in for an inspection at the appropriate time. There was discussion that a fine should be levied.

A motion was made by Mr. McFarland to grant the variances as requested. The motion was seconded by Mr. Orr.

The motion was approved with the following vote:

FOR: Wenger, McFarland, Wilson, Chislett, Orr

AGAINST: None

EXTENSIONS

Cases 1954 & 1963, 904 Estes, request for a 90 day extension of previously approved variances.

Mr. Orr made a motion to approve the 90 day extension request. It was seconded by Ms. Wilson.

The extension was approved with the following vote:

FOR: Wenger, McFarland, Wilson, Chislett, Orr

AGAINST: None


STAFF REPORT

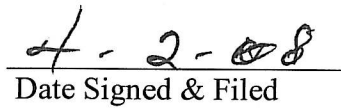
a) Update of 202 College, b) distribution of 2007 minutes

There being no further business, the meeting adjourned at 6:52 p.m.

THE PROCEEDINGS OF THE BOARD OF ADJUSTMENTS ARE RECORDED ON COMPACT DISC AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.


Barbara Wenger, Chairman


Grace Flores
Recording Secretary


Date Signed & Filed